



MUNICIPAL SERVICES CENTER

6703 Sullivan Road ♦ Central, Louisiana 70739 ♦ p: 225-262-5000 ♦ f: 225-262-5001

MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning and Zoning Director

SUBJECT: **SS-4-14 Subdivision of Tract A of the former Donovan C. Furr Property (This is a companion case to SS-3-14)**

LOCATION This property is located on the north side of Gurney Road between the Partridgewood Drive and Centerra Court intersections in Section 36, T5S, R1E, GLD, EBR, LA.

MASTERPLAN LAND USE	Rural Agriculture
PRESENT ZONING	Rural
LOT ID NUMBER	251140231
ENGINEER/LAND SURVEYOR	Forte & Tablada
APPLICANT	Marlo & Virginia Jensen

STAFF COMMENTS

1. **Size** of subject property is approximately 25 acres.
2. **Background** The applicant is proposing to subdivide one tract into three and dedicate a private servitude of access for single family residential land use with a waiver request of **Ordinance No. 2009-08** which requires most new residential subdivisions to connect to public sanitary sewer.
3. **Access** Public Road and Private Servitude of Access
4. **Waiver Request** The applicant is requesting a waiver of **Section 4.4 A (4) (a)** of the **U. D.C** or **Ordinance No. 2009-08** which requires connection to Parish Sewer unless the closest property line of a development is further than five hundred (500) feet from the existing public sanitary sewer, an approved sewage disposal treatment system, draining to open effluent ditches may be employed, provided the subdivision contains five (5) lots or less and each lot has a lot area of not less than twenty-two thousand five hundred (22,500) square feet with a lot width frontage of at least one hundred (100') feet and such ditches are predominant in the area.

Proposal This subdivision is within 500 feet of an existing force main. The applicant is creating five (5) lots or less and each lot has a lot area greater than twenty-two thousand five hundred (22,500) square feet with an average lot width frontage of at least two hundred fifty (250') feet.

Justification The applicant states it is not economically feasible to connect to a force main for the number of lots proposed. **(Parish Sewer Engineering substantiates this justification.) See Attachment A**



5. **Master Plan Statement** The subject property is designated as Rural/Agriculture land use on the "City of Central Master Plan". The proposed use is consistent with the Master Plan.
6. **Planning Commission Staff Recommendation** The Staff recommends to approve the subdivision contingent upon final approval of the waiver or connection to Parish Sewer.
7. Scheduled for Planning Commission Meeting on **March 27, 2014**.

Woodrow Muhammad - COC

ATTACHMENT A

From: Shannon Dupont <SDUPONT@brgov.com>
Sent: Friday, March 07, 2014 10:38 AM
To: Woodrow Muhammad - COC
Cc: Amy Schulze; David Ratcliff; David Ratcliff - CoC
Subject: RE: 2 Subdivision Request (Sewer Review)

Sorry for the error. I still think 5 residential lots is a small amount to warrant a pump station that could serve potentially 100 or more lots. I don't know that I consider an adjacent force main as "sewer availability" for a minor subdivision. Large developments have built pump stations to pump wastewater into existing force mains. Some recent examples are Hooper Pointe on Hooper Rd near Harding Blvd, Americana in Zachary, and Moniotte's commercial park on Highland near 1-10. I would like Amy to give her opinion also... at what point do we think it's reasonable and feasible to require a development to tie into a force main(?) The UDC considers anything over 5 lots as a major subdivision, and at that point we have more stringent standards for street construction and private sewer disposal. Perhaps we could use the 5-lot threshold as the tipping point for a FM connection requirement. We treat minor subdivisions differently from developments, although I try to carefully monitor them to make sure they don't turn into a major subdivision which would require higher standards.

Shannon J. Dupont, PE, CSM
Subdivision Engineering Office
Department of Public Works
225.389.3198

-----Original Message-----

From: Woodrow Muhammad - COC [<mailto:Woodrow.Muhammad@central-la.gov>]
Sent: Friday, March 07, 2014 7:36 AM
To: Shannon Dupont
Cc: Amy Schulze; David Ratcliff; David Ratcliff - CoC
Subject: Re: 2 Subdivision Request (Sewer Review)

Shannon,

Point of correction: they are creating at least 5. I am making sure we are all on the same page; if this changes your opinion.

Sent from my iPhone

On Mar 6, 2014, at 3:15 PM, "Shannon Dupont" <SDUPONT@brgov.com<<mailto:SDUPONT@brgov.com>>> wrote:

Not at all... just for 2 lots to pay for a city-parish pump station pumping into a force main seems very excessive, and I don't know that we would necessarily want it (but I'll let Amy answer that also). In such a case, I would not consider a force main as sewer availability.

Shannon J. Dupont, PE, CSM
Subdivision Engineering Office
Department of Public Works
225.389.3198

From: Woodrow Muhammad - COC [<mailto:Woodrow.Muhammad@central-la.gov>]

Sent: Wednesday, March 05, 2014 10:01 AM
To: Shannon Dupont; Amy Schulze
Cc: David Ratcliff; David Ratcliff - CoC
Subject: RE: 2 Subdivision Request (Sewer Review)

Shannon,

Is it your opinion that for the number of lots proposed that it would be economically unfeasible for them to connect to a force main?

Woodrow Muhammad, AICP
Planning & Zoning Director
6703 Sullivan Road
City of Central, LA 70739
Phone: (225) 262-5000
Cell: (225) 975-1570
Fax: (225) 262-5001
www.centralgov.com<<http://www.centralgov.com/>>

<image001.gif>

<image002.jpg>

From: Shannon Dupont [<mailto:SDUPONT@brgov.com>]
Sent: Monday, March 03, 2014 2:11 PM
To: Woodrow Muhammad - COC; Amy Schulze
Cc: David Ratcliff; David Ratcliff - CoC
Subject: RE: 2 Subdivision Request (Sewer Review)

That appears to be correct. The FM picks up the subdivision on the opposite side of Gurney Rd. The nearest collection line is approx. 800 ft south of this resub, behind the houses on Candletree Ave.

Shannon J. Dupont, PE, CSM
Subdivision Engineering Office
Department of Public Works
225.389.3198

From: Woodrow Muhammad - COC [<mailto:Woodrow.Muhammad@central-la.gov>]
Sent: Monday, March 03, 2014 11:05 AM
To: Shannon Dupont; Amy Schulze
Cc: David Ratcliff; David Ratcliff - CoC
Subject: 2 Subdivision Request (Sewer Review)

Shannon,

It appears that these proposals are near a force main. Please review ASAP.

Woodrow Muhammad, AICP

Planning & Zoning Director

703 Sullivan Road

City of Central, LA 70739

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Cell: (225) 975-1570

Fax: (225) 262-5001

www.centralgov.com<<http://www.centralgov.com/>>

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<image002.jpg>



CONTOUR LINES SHOWN HEREON WERE BASED ON THE "COMITE, LA" QUADRANGLE.

ALL LOTS THAT USE THE PRIVATE SERVITUDE OF ACCESS ARE JOINTLY RESPONSIBLE FOR THE COSTS TO MAINTAIN THE ENTIRE PRIVATE ROAD OR SERVITUDE OF ACCESS CREATED BY THE SUBDIVISION. EACH LOT'S RESPONSIBILITY SHALL BE PRO-RATED BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE SERVITUDE OF ACCESS. (CENTRAL ORDINANCE 2007-03).

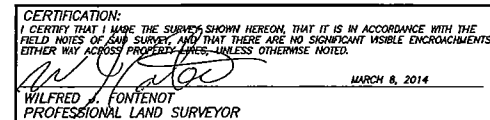
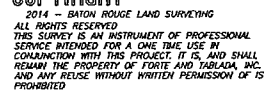
DATE: _____





JESSE J. GURNEY
(NOW OR FORMERLY)

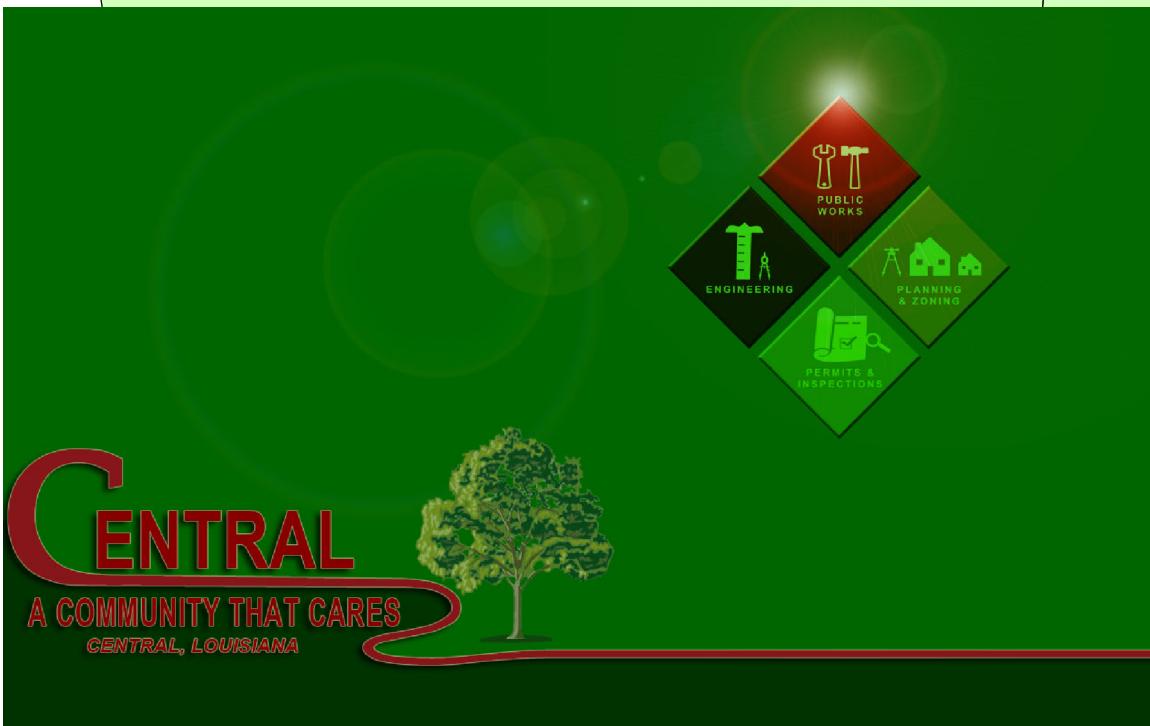
DATE _____

FOUND PROPERTY CORNER	Ⓢ	Ⓢ GAS MILE
SET 1/2" PIVOT ROD	Ⓢ	Ⓢ TELEPHONE POLE
SEWER INVALE	Ⓢ	Ⓢ HYDROPOIC WIRE
SEWER RELEVANT	Ⓢ	Ⓢ TELEPHONE POLE W/ INCH
POWER POLE W/ INCH	Ⓢ	Ⓢ IN PESSION
POWER LATCH OFF	Ⓢ	Ⓢ IN HANGER
POWER TRANSFORMER	Ⓢ	Ⓢ IN W/ INCH/ 5" INCH
LOCH POLE	Ⓢ	Ⓢ TYPICAL CORNER
DRUM BUILT	Ⓢ	Ⓢ DRINK INVALE
WIRE INVALENT	Ⓢ	Ⓢ INVALENT VIDE
FIRE METER	Ⓢ	Ⓢ INVALENT VIDE
WATER METER	Ⓢ	Ⓢ POST
WATER METER	Ⓢ	Ⓢ POST
WATER METER	Ⓢ	Ⓢ POST
GAS METER	Ⓢ	Ⓢ GROSS CORNER
GAS REGULATOR	Ⓢ	Ⓢ INVALENT
GAS INCH	Ⓢ	Ⓢ INVALENT
SOIL	Ⓢ	Ⓢ CORNER SUPPORT
PROPERTY LINE	Ⓢ	
ADJACENT PROPERTY LINE	Ⓢ	
EXIST. LINE	Ⓢ	
ROAD CENTERLINE	Ⓢ	
ROAD EDGE	Ⓢ	
RAIL. EDGE	Ⓢ	
STEAM CATCHER PIPE	Ⓢ	
OVERLAPING GAS LINE	Ⓢ	
PROPERTY SURVEILLANCE	Ⓢ	
SEWER	Ⓢ	
UNDERGROUND GAS LINE	Ⓢ	
UNDERGROUND FIRE LINE	Ⓢ	

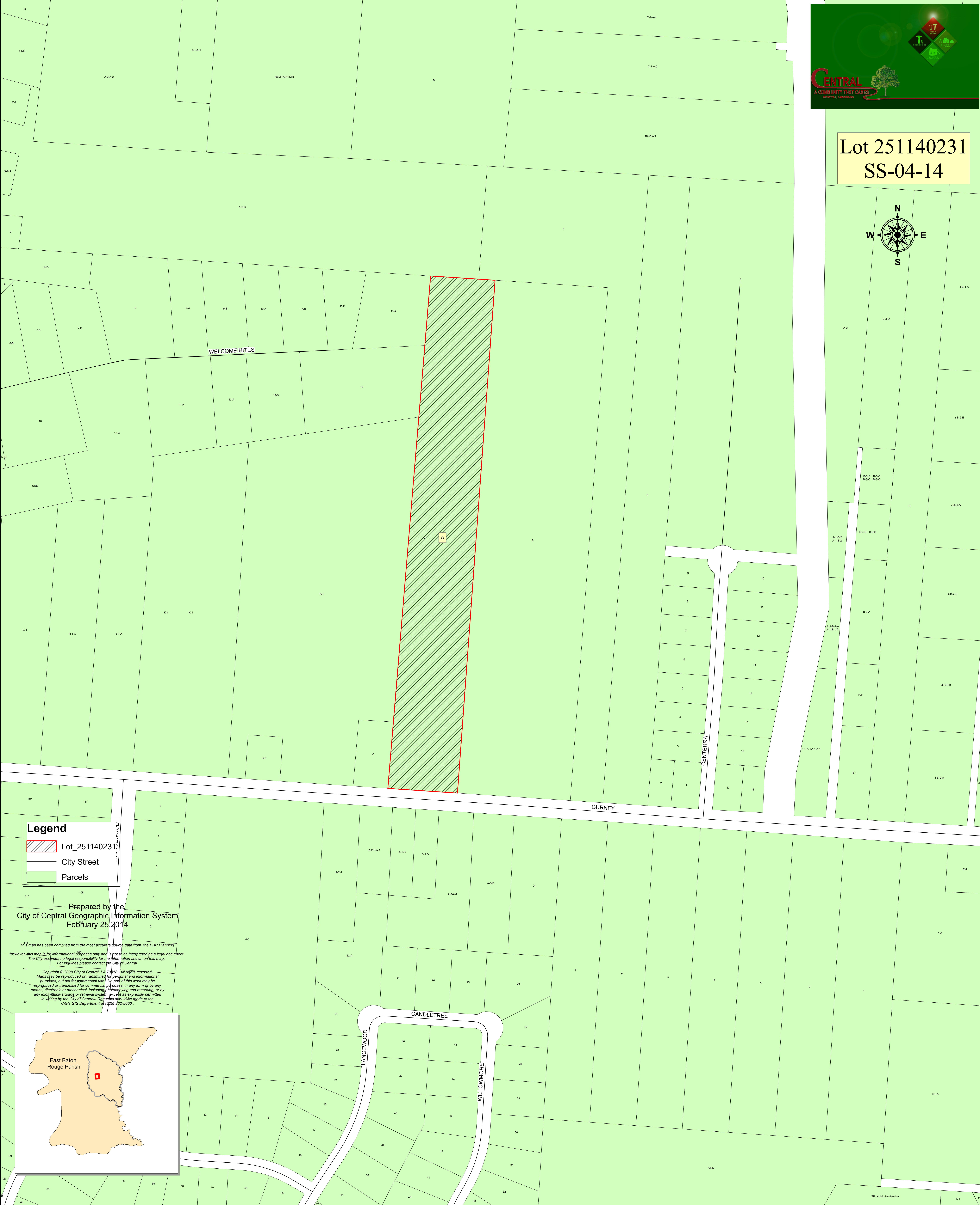
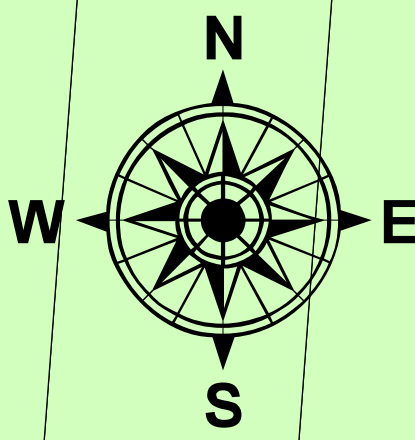


SHEET NUMBER		1	
SUBDIVISION OF LOT A OF THE D.C. FURR ESTATE		MARIO JENSON	
PROJECT FIELD BOOK	141077 N/A		
DETAILED CHECKED	DLC TAH		
DATE	02/12/04		
 BATON ROUGE LAND SURVEYING		A Division of Forte & Tablada	
ATTENTION: THIS BAR = 1 INCH ON ORIGINAL DRAWING. ADJUST SCALE IF THIS BAR = 1 INCH.			

SS-4-14 REV. 3/17/14



Lot 251140231
SS-04-14



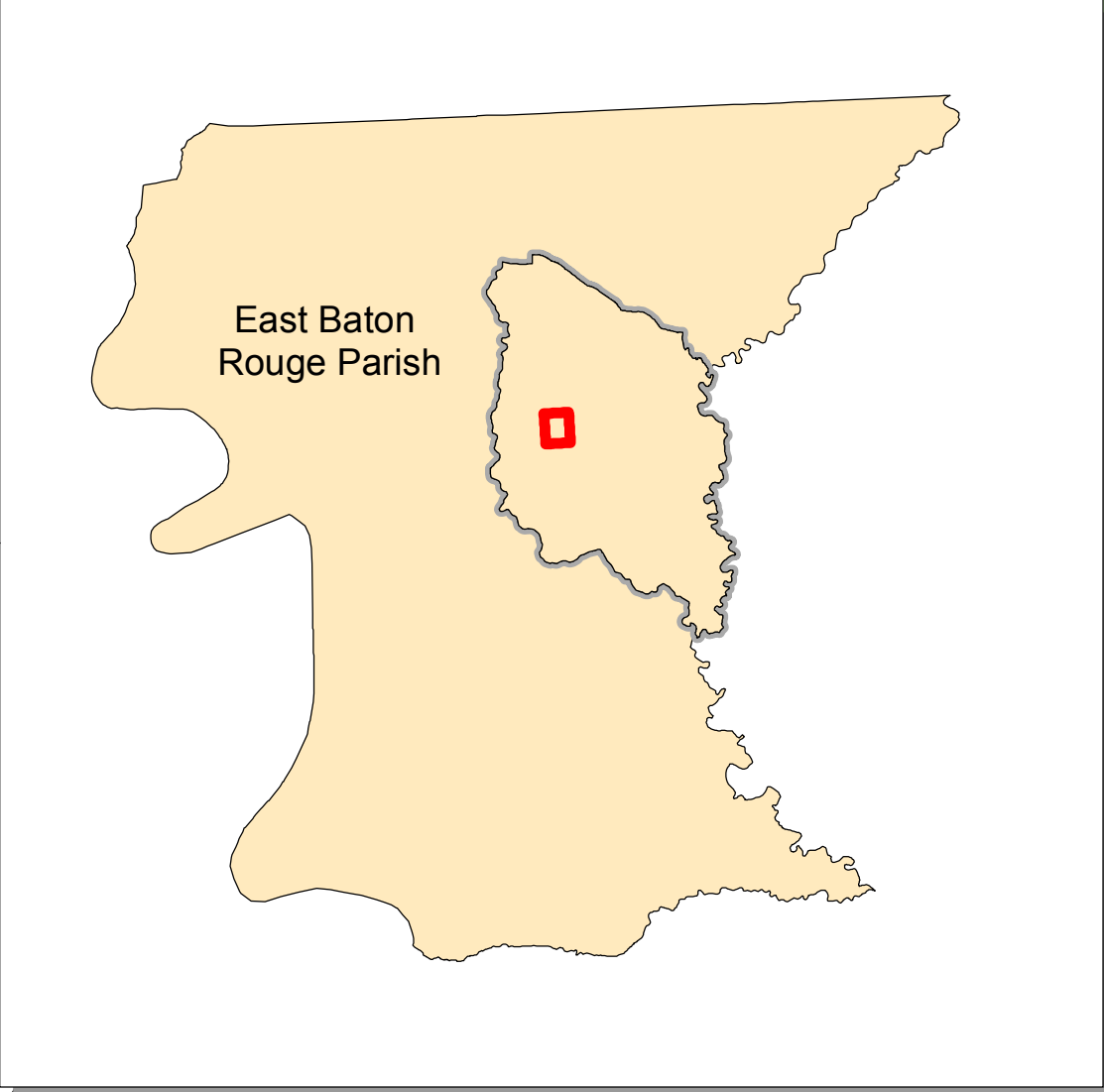
Legend

- Lot_251140231
- City Street
- Parcels

Prepared by the
City of Central Geographic Information System
February 25, 2014

This map has been compiled from the most accurate source data from the EBR Planning
However, this map is for informational purposes only and is not to be interpreted as a legal document.
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City's GIS Department at (504) 262-5000.



PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: MARCH 27 ²⁰¹⁴ Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: SS-4-14

☐ REQUEST TO REZONE
FROM: _____

TO: _____

☒ OTHER REQUEST

SUBDIVISION INTO 3 LOTS

For More Information Contact
City of Central 262-5000

03/05/2014 10:44